| 026.0 | 0003 | 0005.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,007,500 | / | 1,007,500 |
| USE VALUE: | 1,007,500 | / | 1,007,500 |
| ASSESSED: | 1,007,500 | / | 1,007,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 53 | | MARATHON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BRING US DEALS 53 MARATHON |
| Owner 2: | STREET LLC |
| Owner 3: | |
| Street 1: | 377 SOMERVILLE AVE |
| Street 2: | |
| Twn/City: | SOMERVILLE |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02143 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MANDATORI JEAN M TR & - |
| Owner 2: | PEITRANTONI ALDO G/TR - |
| Street 1: | 53 MARATHON STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2798 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 6988.000 | 503,800 | | 503,700 | 1,007,500 |
| Total Card | 0.160 | 503,800 | | 503,700 | 1,007,500 |
| Total Parcel | 0.160 | 503,800 | | 503,700 | 1,007,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.08 | /Parcel: 360.08

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 17680 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 07/21/17 |

!2157!

## PREVIOUS ASSESSMENT

Parcel ID: 026.0-0003-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 503,800 | 0 | 6,988. | 503,700 | 1,007,500 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 481,000 | 0 | 6,988. | 503,700 | 984,700 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 481,000 | 0 | 6,988. | 503,700 | 984,700 | 984,700 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 371,500 | 0 | 6,988. | 535,200 | 906,700 | 906,700 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 371,500 | 0 | 6,988. | 390,400 | 761,900 | 761,900 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 354,800 | 0 | 6,988. | 340,000 | 694,800 | 694,800 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 354,800 | 0 | 6,988. | 289,600 | 644,400 | 644,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 315,900 | 0 | 6,988. | 283,300 | 599,200 | 599,200 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 21:06:59 |

## LAST REV

| Date | Time |
|---|---|
| 07/08/21 | 12:01:34 |
| mmcmakin | |
| 2157 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 17680 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2157

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MANDATORI JEAN | 77944-387 | 1 | 6/4/2021 | | 950,000 | No | No | | |
| MANDATORI JEAN | 66428-108 | | 11/24/2015 | Convenience | 1 | No | No | | |
| | 19834-233 | | 5/1/1989 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/18/2002 | 870 | Siding | 14,480 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/21/2017 | Inspected | PH | Patrick H |
| 7/10/2017 | MEAS&NOTICE | KB | Kevin B |
| 1/26/2009 | Meas/Inspect | 294 | PATRIOT |
| 2/3/2003 | External Ins | PM | Peter M |
| 11/1/1999 | Inspected | 267 | PATRIOT |
| 10/1/1999 | Mailer Sent | | |
| 10/1/1999 | Measured | 263 | PATRIOT |
| 8/10/1993 | | AS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 6988 | | Sq. Ft. | Site | | 0 | 80. | 0.90 | 1 | | | | | | | | | 503,712 | | | | | | 503,700 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.16042 | Total SF/SM: | 6988 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 503,712 | Spl Credit | | Total: | 503,700 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1915 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 6 - Ceramic Tile | 25 | % |
| Bsmnt Flr: | 5 - Lino/Vinyl | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | 1 | Rating: | Poor |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.11625218 |
| Const Adj.: | 0.99215084 |
| Adj $ / SQ: | 199.348 |
| Other Features: | 117500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 684450 |
| Depreciation: | 180695 |
| Depreciated Total: | 503755 |

## COMMENTS

1/2 BATH IN BMT POOR.

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units 1 |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Totals | RMs: | 11 | BRs: | 4 | Baths: | 2 | HB |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

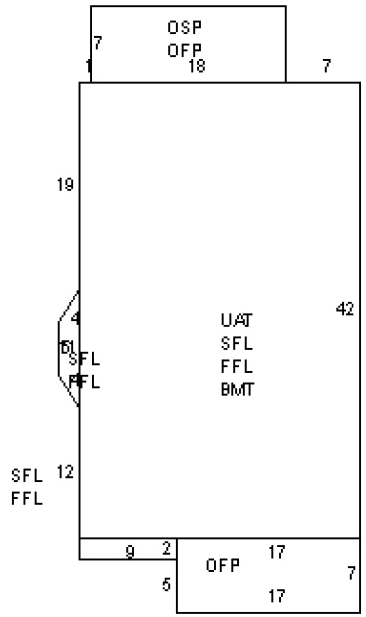
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| 1 | 5 | 2 | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 11 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 199.35 |
| Special Features: | 0 | Val/Su Net: | 126.33 |
| Final Total: | 503800 | Val/Su SzAd | 223.71 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,126 | 199.350 | 224,466 |
| SFL | Second Floor | 1,126 | 199.350 | 224,466 |
| BMT | Basement | 1,092 | 79.240 | 86,531 |
| UAT | Upper Attic | 273 | 79.740 | 21,769 |
| OFP | Open Porch | 245 | 23.050 | 5,648 |
| OSP | Screen Porch | 126 | 32.300 | 4,070 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,988 | | | Total: | 566,950 |
| Size Ad | 2252 | Gross Area | 4807 | FinArea | 2798 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | C | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

026.0-0003-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|